


VICINITY MAP

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 400.00' | 118.69' | 17°00'03" | N68°08'16"E | 118.25' |
| C2 | 400.00' | 90.03' | 12°53'46" | N83°05'10"E | 89.84' |
| C3 | 1000.00' | 59.83' | 3°25'40" | S87°49'13"W | 59.82' |
| C4 | 1000.00' | 139.41' | 7°59'15" | S82°06'46"W | 139.30' |
| C5 | 350.00' | 178.02' | 29°08'32" | N15°47'31"W | 176.11' |
| C6 | 1500.00' | 86.61' | 3°18'30" | N2°52'30"W | 86.60' |
| C7 | 1500.00' | 86.61' | 3°18'30" | S2°52'30"E | 86.60' |
| C8 | 30.00' | 46.59' | 88°58'32" | N15°08'52"E | 42.05' |
| C9 | 30.00' | 48.56' | 92°44'25" | N73°59'40"W | 43.43' |
| C10 | 1111.00' | 109.21' | 5°37'55" | N24°48'30"W | 109.16' |
| C11 | 378.50' | 77.57' | 11°44'30" | N65°30'30"E | 77.43' |
| C12 | 20.00' | 27.32' | 78°15'29" | S69°29'31"E | 25.24' |
| C13 | 421.50' | 69.97' | 9°30'41" | S64°23'35"W | 69.89' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C14 | 20.00' | 34.74' | 99°30'42" | S19°23'34"W | 30.53' |
| C15 | 20.00' | 24.20' | 69°18'51" | N65°01'12"W | 22.75' |
| C16 | 20.00' | 40.42' | 115°47'13" | N27°31'50"E | 33.88' |
| C17 | 378.50' | 27.15' | 4°06'37" | N87°28'45"E | 27.15' |
| C18 | 421.50' | 55.43' | 7°32'07" | S84°05'26"W | 55.39' |
| C19 | 421.50' | 12.33' | 1°40'33" | S88°41'46"W | 12.33' |
| C20 | 978.50' | 15.46' | 0°54'19" | S89°04'54"W | 15.46' |
| C21 | 25.00' | 39.54' | 90°36'53" | S43°19'18"W | 35.54' |
| C22 | 1021.50' | 20.96' | 1°10'33" | N88°56'47"E | 20.96' |
| C23 | 1021.50' | 96.65' | 5°25'15" | N85°38'53"E | 96.61' |
| C24 | 1021.50' | 85.91' | 4°49'07" | N80°31'42"E | 85.88' |
| C25 | 919.63' | 80.39' | 5°00'31" | S80°40'53"W | 80.36' |
| C26 | 25.00' | 23.12' | 52°59'32" | N70°28'16"W | 22.31' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C27 | 30.00' | 21.92' | 41°51'30" | N23°02'45"W | 21.43' |
| C28 | 1519.00' | 63.95' | 2°24'44" | N3°19'23"W | 63.95' |
| C29 | 1481.00' | 21.78' | 0°50'34" | N4°06'28"W | 21.78' |
| C30 | 1481.00' | 63.73' | 2°27'56" | N2°27'13"W | 63.73' |
| C31 | 1481.00' | 65.74' | 2°32'36" | S3°15'27"E | 65.74' |
| C32 | 1519.00' | 28.87' | 1°05'21" | S3°59'04"E | 28.87' |
| C33 | 1519.00' | 58.84' | 2°13'10" | S2°19'49"E | 58.84' |
| C34 | 35.00' | 3.61' | 5°54'20" | N1°43'56"E | 3.61' |
| C35 | 35.00' | 14.23' | 23°18'07" | N16°20'09"E | 14.14' |
| C36 | 35.00' | 47.70' | 78°04'41" | N11°03'08"W | 44.09' |
| C37 | 35.00' | 42.68' | 69°51'56" | N85°01'26"W | 40.08' |
| C38 | 35.00' | 17.84' | 29°12'27" | S74°38'50"W | 17.65' |
| C39 | 25.00' | 39.06' | 89°31'43" | S45°59'06"E | 35.21' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C40 | 35.00' | 17.90' | 29°18'18" | N76°05'48"W | 17.71' |
| C41 | 35.00' | 61.53' | 100°43'20" | S68°11'41"W | 53.91' |
| C42 | 35.00' | 29.54' | 48°21'33" | S6°20'46"E | 28.67' |
| C43 | 35.00' | 17.90' | 29°18'18" | S15°52'23"E | 17.71' |
| C44 | 25.00' | 39.48' | 90°28'17" | N44°00'54"E | 35.50' |
| C45 | 331.00' | 83.79' | 14°30'13" | N8°31'42"W | 83.56' |
| C46 | 331.00' | 84.25' | 14°34'58" | N23°04'18"W | 84.02' |
| C47 | 369.00' | 66.13' | 10°16'05" | N25°13'44"W | 66.04' |
| C48 | 369.00' | 104.48' | 16°13'25" | N11°58'59"W | 104.14' |
| C49 | 369.00' | 16.73' | 2°36'51" | N2°34'21"W | 16.73' |

Subdivision Description
A portion of Parcel No. I-SB-9, being more particularly described as follows:
Beginning at a point being North 89°51'29" East 434.14 feet along the section line and North 681.70 feet from the Southwest Corner of Section 31, Township 41 South, Range 16 West, Salt Lake Base and Meridian; and running
thence North 01°13'14" West 61.35 feet;
thence South 89°17'08" West 75.59 feet;
thence North 01°13'14" West 313.62 feet;
thence South 78°08'42" West 8.02 feet;
thence North 11°52'51" West 43.00 feet;
thence North 11°10'06" West 122.51 feet;
thence North 79°15'57" East 108.29 feet;
thence North 86°54'28" East 107.99 feet;
thence North 89°29'38" East 273.39 feet;
thence South 72°15'48" East 21.95 feet;
thence North 59°38'13" East 38.00 feet;
thence North 60°21'27" East 220.02 feet to the Westerly Right-of-Way Line of Kwavasa Drive;
thence along said Westerly Right-of-Way Line the following two (2) courses:
(1) South 30°21'47" East 138.83 feet;
(2) Southeasterly 163.29 feet along the arc of a 1,116.00 foot radius curve to the right (center bears South 59°38'13" West and the chord bears South 26°10'16" East 163.15 feet with a central angle of 08°23'01");
thence South 69°21'18" West 115.15 feet;
thence South 15°05'56" East 119.75 feet;
thence South 09°11'22" East 59.61 feet;
thence South 11°15'55" East 51.85 feet;
thence South 01°35'55" East 127.14 feet;
thence South 89°14'56" West 710.36 feet to the point of beginning.
Contains 447,310 Square Feet or 10.269 Acres and 29 Lots
Gross Density - 2.7 UPA

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- EASEMENT LINE


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FOR:
SOUTHERN LAND VENTURES, LLC

CONTACT:
RYAN BUTTON
PHONE: 801.910.6206

# DESERT COVE SUBDIVISION

200 NORTH 600 WEST
IVINS CITY, UTAH

PRELIMINARY SITE AND UTILITY PLAN

PROJECT NUMBER 10532
PRINT DATE 4/26/22
DRAWN BY
CHECKED BY
PROJECT MANAGER RQE

C-100

HORIZONTAL GRAPHIC SCALE
## 0 ## ## ##
( IN FEET )
HORZ: 1 inch = ## ft.

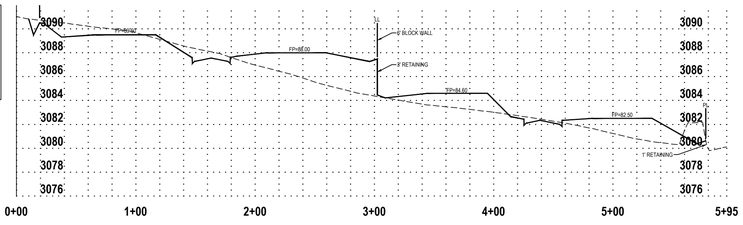
811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

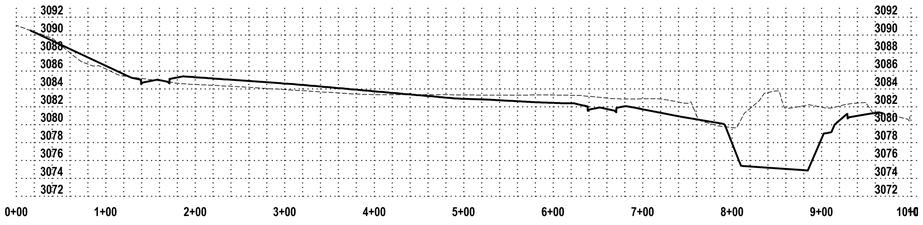
**BENCHMARK**

SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN

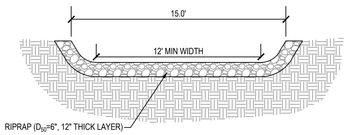
ELEV = 3080.52'



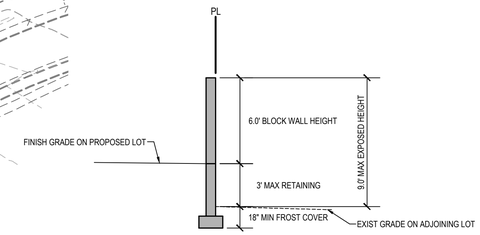

SECTION A-A



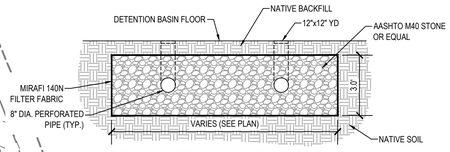

SECTION B-B



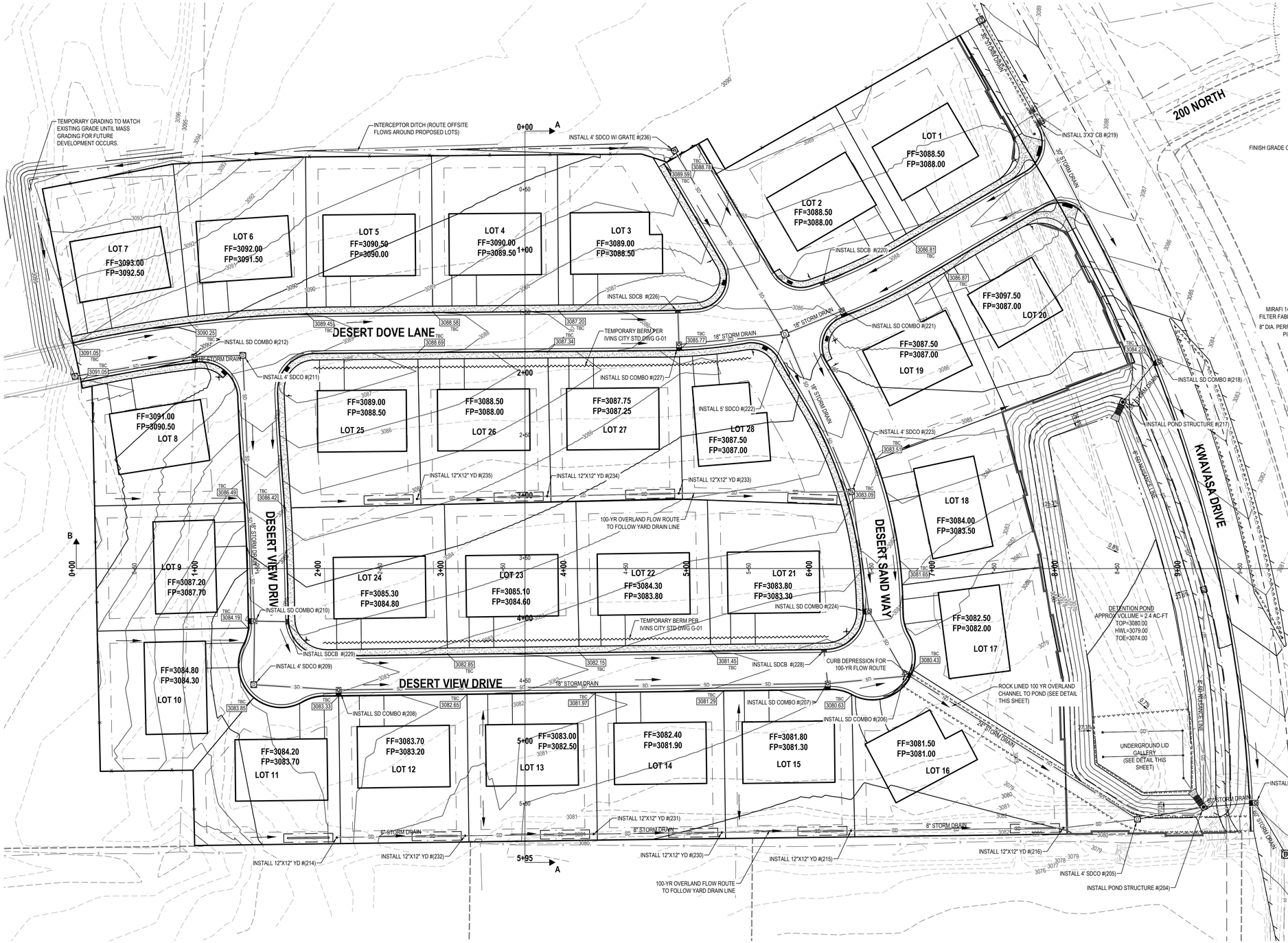

ROCK-LINED OVERFLOW CHANNEL




TYPICAL BLOCK WALL SECTION W/RETAINING




TYPICAL LID UNDERGROUND GALLERY CROSS SECTION







HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

( IN FEET )

HORZ: 1 inch = 40 ft.


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FOR:
SOUTHERN LAND VENTURES, LLC

CONTACT:
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PHONE: 801.910.6206

# DESERT COVE SUBDIVISION

200 NORTH 600 WEST
IVINS CITY, UTAH

## GRADING PLAN

| PROJECT NUMBER | PRINT DATE |
|---|---|
| 10532 | 4/26/22 |
| DRAWN BY | CHECKED BY |
| PROJECT MANAGER | |
| RQE | |

C-200

811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**

SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 3080.52'

## Landscape

### Trees

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 20 | | Chaste Tree | Vitex agnus castus | 2" Cal. |
| 21 | | Honey Mesquite | Prosopis glandulosa | 2" Cal. |

### Shrubs

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 104 | | Red Yucca | Hesperaloe parviflora | 1 Gallon |
| 58 | | Barrel Cactus | Cactacea sp. | 5 Gallon |
| 52 | | Mexican Bush Sage | Salvia leucantha | 5 Gallon |
| 58 | | Lynn's Legacy Texas Sage | Leucophyllum langmaniae 'Lynns Legacy' | 5 Gallon |

### Grasses

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 99 | | Blue Switchgrass | Panicum virgatum 'Heavy Metal' | 1 Gallon |

### Ground Covers

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 33 | | Confederate Jasmine | Trachelospermum jasminoides | 1 Gallon |
| 64 | | Creeping Rosemary | Rosmarinus officinalis 'Prostratus' | 1 Gallon |

### Flowering Perennials

| Qty | Symbol | Common Name | Botanical Name | Plant Size |
|---|---|---|---|---|
| 72 | | Autumn Joy Sedum | Sedum spectabile Autumn Joy | 1 Gallon |

### Decorative Boulders

| Qty | Symbol | Description/Notes |
|---|---|---|
| 293 | | Landscape boulders shall be of HARD sandstone or other native stone; red, brown, black or tan in color. No "mud rock", soft sandstone or any other material likely to decompose from water shall be accepted. Boulders shall be free of unusually large amounts of alkalinity (white). No boulder shall be smaller than 2'x2'x2'; this size shall compose no more than 20% of total. Boulders 3'x3'x3' shall compose no more than 40% of total. Remaining shall be 4' plus. 3. Boulders shall be firmly placed and grouped as naturally appearing as possible. Boulders shall be buried to a depth of 20% of their height as measured from the top of the finished chat or river rock. All boulders shall be hosed clean. |

Landscape Notes: In all planter bed areas, install gravel ground cover, Fire Rock or Rebel Red ¼ and ½ inch and may be accented with 1 inch to 2 inch black cinder (lava) or Antique Brown 1 inch to 2-4 inch rock. Additional detail can be accomplished using 1 inch and 2-4 inch Cappuccino rock. Specific rock types are from Rowland Stone in St. George, Utah.




HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

( IN FEET )

HORZ. 1 inch = 40 ft.


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# DESERT COVE SUBDIVISION

200 NORTH 600 WEST
IVINS CITY, UTAH

LANDSCAPE PLAN

PROJECT NUMBER 10532
PRINT DATE 4/26/22
DRAWN BY
CHECKED BY
PROJECT MANAGER RQE

**L-100**